

**REAL ESTATE COMMITTEE AGENDA**  
**REAL ESTATE COMMITTEE MEETING OF: SEPTEMBER 14, 2004**

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

**MINUTES:**

PRESENT: COUNCILWOMAN MONCRIEF and COUNCILMAN WOLFSON

Also Present: DEPUTY CITY MANAGER STEVE HOUCHENS, REAL ESTATE AND ASSET MANAGEMENT DIVISION MANAGER DAVID ROARK, DEPUTY CITY ATTORNEY THOMAS GREEN, CHIEF DEPUTY CITY CLERK BEVERLY BRIDGES, and DEPUTY CITY CLERK YDOLEENA YTURRALDE

ANNOUNCEMENT MADE – Meeting noticed and posted at the following locations:

City Clerk's Bulletin Board, City Hall Plaza, 2<sup>nd</sup> Floor Skybridge

Court Clerk's Office Bulletin Board, City Hall Plaza

Las Vegas Library, 833 Las Vegas Boulevard North

Clark County Government Center, 500 S. Grand Central Parkway

Grant Sawyer Building, 555 E. Washington Avenue

(3:02)

**AGENDA SUMMARY PAGE****REAL ESTATE COMMITTEE MEETING OF: SEPTEMBER 14, 2004**

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**DEPARTMENT: NEIGHBORHOOD SERVICES****DIRECTOR: ORLANDO SANCHEZ**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilwoman Moncrief and Councilman Wolfson

Discussion and possible action regarding an Assignment and Option Agreement with Affordable Housing Resource Council (AHRC) (the Assignor) and Silver Sky Assisted Living Limited Partnership (Assignee) to purchase approximately ten (10) acres of City of Las Vegas land located in the vicinity of Silver Sky Drive and Roland Wiley, Las Vegas, Nevada for development and construction of a senior assisted living project and senior housing - Ward 2 (Wolfson)

**Fiscal Impact**☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

BLM conveyed this land to the CLV by legislation for affordable housing development. Through a Request for Application process, the Model Assisted Living Advisory Committee selected Affordable Housing Resource Council/Affirmative Investment to design, build & manage an assisted living facility to serve low-income seniors. 3/17/04 Council approved 3 options to purchase with AHRC. The Assignor desires that 3 Options become one option and be assigned to the Limited Partnership formed for this venture. Purchase is a requirement for receiving allocated tax credits & funding to build the project.

**RECOMMENDATION:**

Staff recommends approval.

**BACKUP DOCUMENTATION:**

1. Assignment and Option Agreement
2. Site Map

**COMMITTEE RECOMMENDATION:**

**COUNCILMAN WOLFSON recommended Item 1 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILWOMAN MONCRIEF concurred.**

**MINUTES:**

COUNCILWOMAN MONCRIEF declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF SEPTEMBER 14, 2004

Neighborhood Services

Item 1 – Discussion and possible action regarding an Assignment and Option Agreement with Affordable Housing Resource Council (AHRC) (the Assignor) and Silver Sky Assisted Living Limited Partnership (Assignee) to purchase approximately ten (10) acres of City of Las Vegas land located in the vicinity of Silver Sky Drive and Roland Wiley, Las Vegas, Nevada for development and construction of a senior assisted living project and senior housing - Ward 2 (Wolfson)

**MINUTES Continued:**

SUE PRESCOTT, Neighborhood Development Supervisor, stated she had gone before Council in March to request to have this property assigned to Affordable Housing Resource Council. In order to complete the project, Affordable Housing Resource Council requested the property be in three different parcels. They have since formed a limited partnership, and are now requesting the property to be transferred in that name. She recommended approval, and COUNCILMAN WOLFSON thanked MS. PRESCOTT for all her hard work.

COUNCILWOMAN MONCRIEF declared the Public Hearing closed.

(3:02)

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**AGENDA SUMMARY PAGE**

**REAL ESTATE COMMITTEE MEETING OF: SEPTEMBER 14, 2004**

**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD D. GOECKE**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilwoman Moncrief and Councilman Wolfson

Discussion and possible action regarding a Grant, Bargain and Sale Deed from Astoria Lone Mountain 30, LLC, to the City of Las Vegas for approximately 21,000 square feet of land in the vicinity of Gilmore Avenue on APN 137-12-201-014 - Ward 4 (Brown)

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:** Public Works/Real Estate

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

Astoria Lone Mountain 30, LLC, is requesting to deed approximately 21,000 square feet of land on APN 137-12-201-014 to the City. This is an unusable remnant piece of land to Astoria. The Grant, Bargain and Sale Deed would give support to the City should the City decide to extend Gilmore Avenue.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

1. Grant, Bargain and Sale Deed
2. Site map
3. Disclosure of Principals

**COMMITTEE RECOMMENDATION:**

**COUNCILMAN WOLFSON recommended Item 2 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILWOMAN MONCRIEF concurred.**

**MINUTES:**

COUNCILWOMAN MONCRIEF declared the Public Hearing open.

DAVID ROARK, Real Estate and Asset Manager, requested permission to accept the grant bargain and sale deed from Astoria Lone Mountain land purchase in their northwest development. He explained there is approximately 21,000 square feet of land that runs alongside a drainage ditch and roadway that could be useful to the City for future expansion of the ditch. He said the acceptance of the title would be free of charge and recommended approval.

COUNCILWOMAN MONCRIEF declared the Public Hearing closed.

(3:03-3:04)

**AGENDA SUMMARY PAGE****REAL ESTATE COMMITTEE MEETING OF: SEPTEMBER 14, 2004**

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**DEPARTMENT: PUBLIC WORKS****DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilwoman Moncrief and Councilman Wolfson

Discussion and possible action for entering into negotiations with KB Homes to purchase a portion of APN 125-08-401-004 located at Grand Teton Drive and US-95 North from the City of Las Vegas (CLV) - Ward 6 (Mack)

**Fiscal Impact**☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:** Public Works/Real Estate☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

CLV purchased the parcel 12/03 in conjunction with future roadway and Rights-of-Way for the Grand Teton overpass. KB Homes is interested in possibly developing a residential subdivision just north of this parcel. The parcel consists of approximately 6.23 acres. CLV needs approximately 2.0 acres for Right-of-Way purposes and wishes to attempt to sell the excess for housing development.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

Site Map

**COMMITTEE RECOMMENDATION:**

**COUNCILMAN WOLFSON recommended Item 3 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILWOMAN MONCRIEF concurred.**

**MINUTES:**

COUNCILWOMAN MONCRIEF declared the Public Hearing open.

DAVID ROARK, Real Estate and Asset Manager, requested permission to enter into negotiations with KB Homes for land the City owns at Grand Teton and I-95. He stated that time is critical in order to sell the property because it will be left from the Grand Teton overpass right-of-way. He is waiting to receive drawings from the City Engineer's Office but if not received within two months, the land can eventually become difficult to develop. He recommended approval.

COUNCILWOMAN MONCRIEF declared the Public Hearing closed.

(3:04-3:06)

**AGENDA SUMMARY PAGE****REAL ESTATE COMMITTEE MEETING OF: SEPTEMBER 14, 2004**

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**DEPARTMENT: PUBLIC WORKS****DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilwoman Moncrief and Councilman Wolfson

Discussion and possible action regarding Interlocal Agreement 110273 between the City of Las Vegas and the Las Vegas Valley Water District (LVVWD) for a water line extension on APN 139-27-708-008 commonly known as the Reed Whipple Cultural Center located at 821 North Las Vegas Boulevard - Ward 5 (Weekly)

**Fiscal Impact**☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:** Public Works/Real Estate☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

A necessary part of this project is the installation of water service. Before LVVWD will sign the service connection documents and allow the City to install the water service, the Interlocal Agreement with conditional water commitment must be executed.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

1. Interlocal Agreement 110273
2. Site Map

**COMMITTEE RECOMMENDATION:**

**COUNCILMAN WOLFSON recommended Item 4 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILWOMAN MONCRIEF concurred.**

**MINUTES:**

COUNCILWOMAN MONCRIEF declared the Public Hearing open.

DAVID ROARK, Real Estate and Asset Manager, described the interlocal agreement is to receive water facilities during the remodeling of the Reed Whipple Cultural Center. He informed the committee that he would bring the easements forward at the next meeting and also provide them for Council. He recommended approval.

COUNCILWOMAN MONCRIEF declared the Public Hearing closed.

(3:06-3:07)

**AGENDA SUMMARY PAGE****REAL ESTATE COMMITTEE MEETING OF: SEPTEMBER 14, 2004**

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**DEPARTMENT: PUBLIC WORKS****DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilwoman Moncrief and Councilman Wolfson

Discussion and possible action regarding a Lease Agreement with The Salvation Army to provide use of the former Crisis Intervention Center facility located at 1581 North Main Street - Ward 5 (Weekly)

**Fiscal Impact**☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:** Public Works/Real Estate☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

The Salvation Army has requested to extend their current Lease Agreement with the City for a period of five years for use of the former Crisis Intervention Center facility. During which, The Salvation Army will be responsible for all costs, including utilities, maintenance, and security. The use of the premises includes the Christmas Angel Program, Family Services, Back-To-School Headquarters, Triage Center for Emergency Disaster Interventions, Coats for Kids, Family Resource Center and Family-to-Family Connection.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

Lease Agreement

**COMMITTEE RECOMMENDATION:**

**COUNCILMAN WOLFSON recommended Item 5 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILWOMAN MONCRIEF concurred.**

**MINUTES:**

COUNCILWOMAN MONCRIEF declared the Public Hearing open.

DAVID ROARK, Real Estate and Asset Manager, recommended extending the lease of the Salvation Army for five years. MR. ROARK explained this would allow them to continue to maintain the facility, bearing all costs, and he recommended approval.

COUNCILWOMAN MONCRIEF declared the Public Hearing closed.

(3:07)

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**REAL ESTATE COMMITTEE AGENDA**  
**REAL ESTATE COMMITTEE MEETING OF: AUGUST 31, 2004**

CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE COMMITTEE. NO SUBJECT MAY BE ACTED UPON BY THE COMMITTEE UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED.

**MINUTES:**

None.

(3:07)

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**THE MEETING ADJOURNED AT 3:08 P.M.**

Respectfully submitted: \_\_\_\_\_  
YDOLEENA YTURRALDE, DEPUTY CITY CLERK  
September 15, 2004